



Marion County
OREGON
ASSESSOR'S OFFICE

Appraiser Sales Verification From

Primary Acct: 582132
 MTL: 072W18DC02200
 MaSaNh/P.Class: 0400000/101
 Related MH Acct: n/a

Date Printed: 3/16/2022

Situs: 4340 SNOWBERRY ST NE SALEM OR 97305

Grantor:
BRECKENRIDGE PROPERTY FUND 2016 LLC

Grantee:
RAMIREZ, IRINEO GUZMANGUZMAN, ANA L

Deed: 45570342
Accts In Sale: n/a
Sale Date: 10/29/2021
Sale Price: 380000
Code: 00
Ratio: 75
Total Sale RMV:
Land: 108000
OSD: 15000
Imp: 163440
Grand Total: 286440

| Attempt | Date/Time | Reason |
|-----------------|------------|--------|
| 1 st | 11:45 3-22 | LCB |
| 2 nd | | |

Contact: _____ Phone/email: _____

- Was the property listed on the open market? Days: 63 MLS: 782827 Y N
- Was property other than real estate included in the sale? Y N
Describe: _____ Est. \$: _____
- Did the seller pay closing costs or make other concessions? \$ _____ Y N
- Was the sale between related parties? (business or family) Y N
- Was this a distressed sale? E.g. foreclosure, short, court order, etc... Y N
- Condition at time of sale: | Poor | Fair | Avg. | Good | Exc. | Y N
Describe: _____

- Have any improvements been made since the time of sale? Y N
If yes, describe: _____

Comments:

Appraiser: OS Date: 3-22-22